

Article 11 – Residential Medium Density Zones

25.11.01 – Purpose

The purpose of the Residential Medium Density Zones is to provide locations where semi-detached and attached single unit and multiple-unit dwellings are suitable in order to provide for a variety of housing types within the City. Such uses may be located in the various Residential Medium Density Zones where recommended as suitable in the relevant Master Plan.

25.11.02 – ~~Districts~~ Zones Established

Type of District <u>Zone</u>	Distinguishing Feature	Name of District <u>Zone</u>
Residential single unit (detached, semi-detached, and attached)	20,000 square feet minimum tract area; Allows single-unit detached, semi-detached, and townhouses up to 10 d.u./ac.	Residential Medium Density ("RMD-10")
Residential single unit and multiple unit dwellings	1-acre minimum tract area; Allows detached, attached, and multi-unit residential dwellings up to 15 d.u./ac.	Residential Medium Density ("RMD-15")
Residential single unit and multiple unit dwellings	2-acre minimum tract area; Allows detached, attached, and multi-unit residential dwellings up to 25 d.u./ac.	Residential Medium Density ("RMD-25")

25.11.03 – Land Use Tables

- The uses permitted in the ~~Single Unit~~ Residential Medium Density Zones are shown in the table below.
- Uses are subject to applicable conditions of site plan approval.
- All special exceptions are subject to the requirements of Article 15 Section 25.15.01.
- Key: P = Permitted Use; S = Special Exception; C = Conditional Use; N = Not Permitted

	Uses	Zones			Conditional requirements or related regulations
		Residential Medium Density RMD-10	Residential Medium Density RMD-15	Residential Medium Density RMD-25	
a. Residential uses	Dwelling, single unit detached	<u>C</u> P	C	C	Conditional use subject to the development standards of the R-60 Zone

	Uses	Zones			Conditional requirements or related regulations
		Residential Medium Density RMD-10	Residential Medium Density RMD-15	Residential Medium Density RMD-25	
Residential uses (con't)	Dwelling, semi-detached (duplex)	P	P	P	
	Dwelling, attached	N	P	P	
	Townhouse	P	P	P	
	Multi-unit dwelling	N	P	P	
b. Swimming pool, accessory		P	P	P	
c. Home-based business enterprise	Minor	P	P	P	See Sec. 25.09.07
	Major	S	S	S	See Secs 25.09.07 and 25.15.02.h
d. Institutional uses	Adult day care	S	S	S	
	Charitable or philanthropic institution	S	S	S	See. Sec. 25.15.02.e
	Child care home	P	P	P	
	Child care center:				See. Sec. 25.15.02.f
	9 – 12 children	P	P	P	
	More than 12 children	S	S	S	
	Educational institution, private	S	S	S	See Sec. 25.15.02.g
	Hospital	S	S	S	See Sec. 25.15.02.i
	Housing for senior adults and persons with disabilities	S	P	P	See. Sec. 25.15.02.j
	<u>Life care facility</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>See. Sec. 25.15.02.k</u>
	Nursing home	S	S	S	See. Sec. 25.15.02.i
	Places of worship	P	P	P	
	Private club	S	N	N	
e. Miscellaneous uses	Public utility building and structure	S	S	S	See. Sec. 25.15.02.n
	Publicly-owned or publicly-operated building and use, excluding sanitary landfills	C	C	C	Conditional use subject to a Level 3 Site Plan (Sec. 25.07.05)
	Wireless communication facility entirely within an existing building or on the roof or side of a building, or attached to an existing structure	C	C	C	Conditional use subject to the requirements of Sec. 25.09.08

	Uses	Zones			Conditional requirements or related regulations
		Residential Medium Density RMD-10	Residential Medium Density RMD-15	Residential Medium Density RMD-25	
Miscellaneous uses (con't)	Wireless communication facility not located entirely within an existing building or on the roof or side of a building, or attached to an existing structure, including, but not limited to antennas on a freestanding ground mounted antenna support structure	S	S	S	See Secs. 25.09.08 and 25.15.02.s
f. Temporary uses	Temporary building or yard for construction materials or equipment	C	C	C	Conditional use subject to the requirements of Sec. 25.09.04
	Temporary office or model home	C	C	C	
	Christmas tree sales	C	C	C	
	Garden produce only during the months of May through October.	C	C	C	
	Temporary carnival	C	C	C	
g. Accessory uses		P	P	P	See Secs. 25.09.01& 25.09.02
h. Commercial uses	Consumable goods to be used in the home	N	C	C	Conditional use permitted only in multi-unit buildings with at least 150 dwelling units. Uses must be primarily for the residents, and no direct entrance from the outside is permitted.
	Wearing apparel service	N	C	C	

25.11.04 – ~~Dimensional and~~ Development Standards

- a. *Table of ~~Dimensional~~ Development Standards* – The following table provides the ~~dimensional~~ development standards for the ~~attached~~ Residential Medium Density Zones:

Zone	Maximum Density – DU/Acre	Tract Area – Min.	Minimum Tract Frontage	Maximum Building Coverage (percent of tract area)	Setbacks	Maximum Height	Additional Regulations
Residential Medium Density (RMD-10)	10	Min. 20,000 sq. ft 10 acres max. unless otherwise recommended in the Plan	50 ft.	25%	25 feet from a public street or tract boundary, except 50 feet from a roadway of arterial or greater designation. Setback from a public street may be reduced where recommended in the Master Plan.	35 ft.	Accessory buildings limited to 15 feet building height.
Residential Medium Density (RMD-15)	15	1 acre	50 ft.	30%	25 feet from a public street or tract boundary, except 50 feet from a roadway of arterial or greater designation. Setback from a public street may be reduced where recommended in the Master Plan.	40 ft.	Accessory buildings limited to 15 feet building height
Residential Medium Density (RMD-25)	25	2 acres	100 ft.	30%	25 feet from a public street or tract boundary, plus 3 feet for each 1 foot of building height above 45 feet. Main buildings must be set back from each other ½ the height of the building, plus 3 feet for each 1 foot of building height above 45 feet.	75 ft.	Accessory buildings limited to 15 feet building height. Where the tract adjoins property in a Single Unit Detached Residential Zone, except where said adjoining properties is neither used nor recommended in the Plan for residential use, within any Park Zone or within any residential zone where single unit detached or semi-detached development exists building height must not exceed a 30 degree proximity slope that begins at the common property boundary See Sec. 25.17.06 regarding building shadow regulations.

b. *Moderate Priced Dwellings* – The Mayor and Council in approving a project plan application, may authorize an increase in the maximum number of dwelling units herein permitted where moderately priced dwelling units are included in the development in excess of the mandatory requirements as specified in Section 13.5-5 of the Moderately Priced Housing Ordinance.

c. ~~*Publicly Owned or Operated Buildings*~~ Publicly owned or operated buildings and uses must meet the minimum development standards in subsection (a) the development standards table in 25.11.04.a above.

- c. *Yard Requirement* - Each single unit detached or single unit semi-detached dwelling unit must have a yard.
- d. *Existing Structures or Development* - Any structure or development in existence as of _____ (effective date) that conforms to the development standards and requirements of the zone in effect immediately prior to (date of adoption) is considered to be conforming. In the event the structure or development is damaged or destroyed by fire, flood, explosion, or other cause or casualty outside the control of the property owner, the structure or development may be reconstructed to the density and configuration which existed immediately prior to the damage or destruction. Any extensions or additions to the existing structure or development that exceed five percent (5%) of the pre-existing gross floor area must comply with all the development standards and requirements of the zone in which the property is located. If a structure is demolished, or a redevelopment of a site occurs, due to causes within the control of the property owner, all reconstruction and redevelopment must comply with the development standards and requirements of the zone in which the property is located, and any aspect of the previous development that did not comply with such standards and requirements cannot be replaced.

25.11.05 – Special Regulations for Development in the RMD-10 Zone

- a. Development in the RMD-10 Zone must comply with the development density recommendations of the relevant Master Plan or Neighborhood Plan.
- b. No area proposed for open space, common area, or recreational facilities can be approved in any development unless the requirements of Article 17 in this Chapter are met.

25.11.06 – Special Provisions for Townhouse Development in the RMD Zones

The following applies to residential townhouse developments:

- 1. No more than eight (8) townhouse units can be in any one (1) attached row;
- 2. Townhouse groups must be set back 25 feet from each other;
- 3. Building front setbacks must be 18 feet from a public street right-of-way internal to the site;
- 4. Not more than two (2) contiguous townhouse units can have the same front building lines. All townhouse units required to be offset must be offset horizontally at least two feet (2'); and

5. Record lots for each dwelling unit, if provided, must front on a public street, private street, or a common open space.
6. At least 50% of the project area must be open area.

25.11.07 – Process for Approval

Applications for approval of development in the R-MD Zones must be in accordance with the provisions of Sec. 25.07.02 of this Chapter.

25.11.08 – Accessories

All accessory uses and structures within Residential Medium Density Zones must comply with the provisions of Sections ~~25.09.01, 25.09.02 and 25.09.03~~ Article 9 of this Chapter.

25.11.09 – Nonconformities

All nonconforming uses and structures within Residential Medium Density Zones must comply with the provisions of Article 8 and Section 25.11.04.d. of this Chapter.

25.11.10 – Parking and Loading Requirements

Parking, access, and loading requirements within Residential Medium Density Zones must not be waived for development, but may be modified in the following respects subject to the procedures set forth below:

1. *Access to Dwelling Units* – Access to each dwelling may be by a public right-of-way or a private vehicular or pedestrian way owned by the individual lot owners in fee or in common ownership with the other owners of the development. Any private vehicular way must be designed and constructed in a manner adequate to meet the requirements of stormwater management, firefighting equipment, furniture moving vans, fuel trucks, refuse collection, delivery vehicles, and snow removal equipment and must be constructed ~~of~~ pavement comparable to the standards for a public secondary street.
2. *Quantity of Parking Spaces Require* – Parking must be provided in accordance with the provisions of Article 16.
3. *Separation of Parking Area or Interior Driveway* – No parking space or interior driveway can be located within ten feet (10') of any public right-of-way or property in an adjacent Single-Unit Detached Residential Zone.

4. *Distance from Parking Area to Dwelling Unit* – Parking that is authorized in any development must be located within 150 feet of each dwelling unit served thereby.
5. *Separation of Parking Spaces* – Not more than eight (8) parking spaces are allowed in a single row unless planted separator islands are provided.
6. Where pedestrian or bicycle access exists or is expected to exist, parking must be structured to minimize interactions between pedestrians and bicyclists with automobiles by provided safe access ways for bicycles and pedestrians.

25.11.11 – Landscaping and Buffer Requirements

All landscaping and buffering within Residential Medium Density Zones must comply with the provisions of Article 17 of this Chapter and, where applicable, the Forest and Tree Preservation Ordinance.

25.11.12 – Signs

All signs within Residential Medium Density Zones must comply with the provisions of Article 18 of this Chapter.

